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Glena Mount, Sutton

Guide Price £275,000 - £300,000

NO ONWARD CHAIN & SHARE OF FREEHOLD! This spacious top-floor flat spans an impressive 784 square feet, featuring two double bedrooms, perfect for a small family or professionals seeking extra space. The inviting reception room provides a comfortable area for relaxation and entertaining, while the well-appointed bathroom and separate toilet ensure convenience for daily living.

One of the standout features of this flat is the very long lease with a share of the freehold, providing peace of mind and security for future homeowners. Additionally, the property is offered with no onward chain, allowing for a smooth and efficient purchase process.

Residents will appreciate the availability of parking on a first-come, first-served basis, making it easier to accommodate vehicles in this popular development. The location is ideal, with local amenities and transport links within easy reach, ensuring that everything you need is just a stone's throw away.

Anti-Money Laundering Checks
In accordance with UK Money Laundering Regulations, we are required to carry out Anti-Money Laundering (AML) and identity checks on all buyers involved in a property transaction. These checks are a legal requirement and are completed through our appointed third-party compliance provider. Once an offer has been accepted, the provider will contact you directly to complete the necessary checks. A fee of £54 including VAT per person is payable for the checks. This fee covers the cost of carrying out the required identity verification and AML checks. Please note that the AML checks must be completed before we can issue a Memorandum of Sale. The fee is payable in advance and is non-refundable once the checks have been completed, including if the purchase does not proceed.

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KEY FEATURES

- GUIDE PRICE £275,000 - £300,000
- EXCLUSIVE TO HUNTERS
- SHARE OF FREEHOLD WITH 943 YEAR LEASE
- RESIDENTS PARKING
- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- COMMUNAL GARDENS
- NO ONWARD CHAIIN

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PRIVATE PROPERTY
RESIDENTS
ACCESS ONLY
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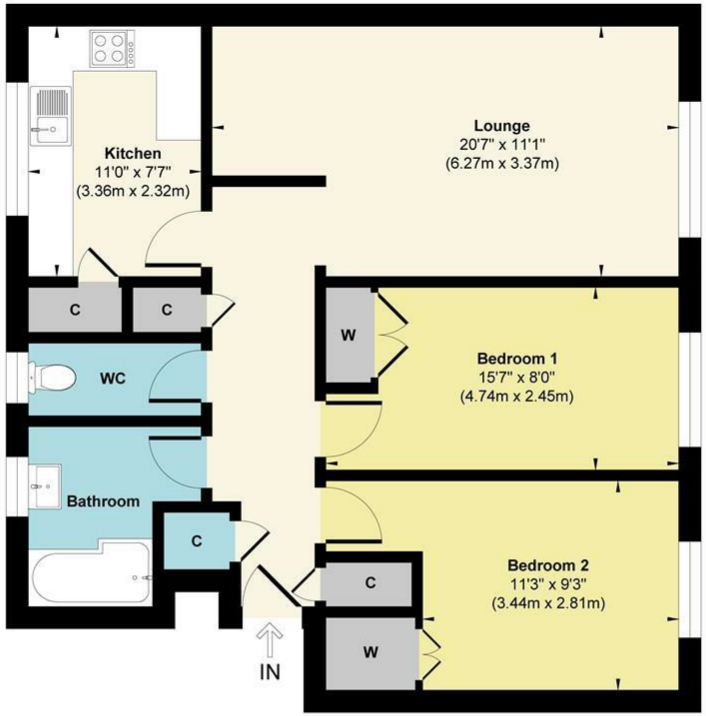

Approximate Floor Area
784 sq.ft
(72.88 sq.m)

Approx. Gross Internal Floor Area 784 sq. ft / 72.88 sq. m

This Plan is for Guidance only.Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
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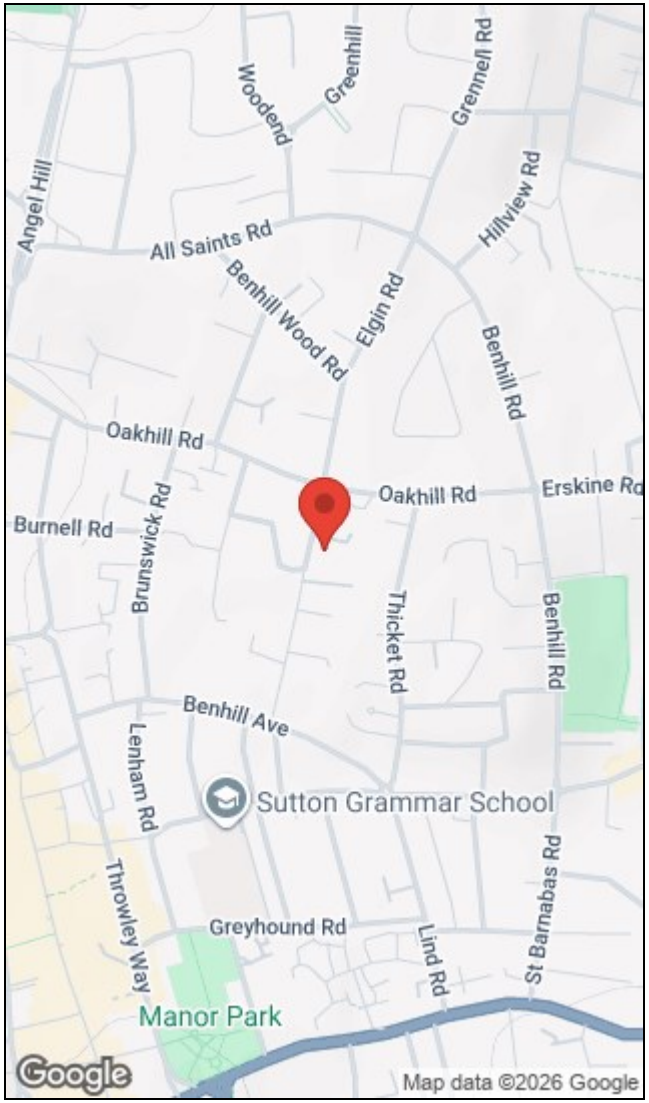

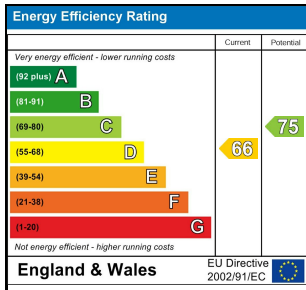

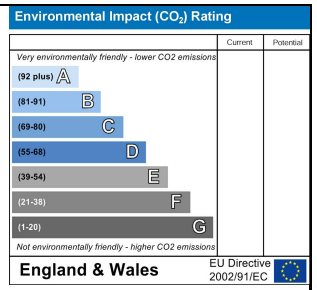

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